

# Technical Review Committee Meeting

## Minutes of April 16, 2007

### Attendance:

Members Present
Scott Shuford
Wayne Hamilton
Richard Grant
Chad Pierce
Mike Brookshire
Kevin Johnson
Ron Evans
Bill Jones

Members Absent
John Dankle

Staff Present
Abby Moore
Ashleigh Shuford
Nate Pennington
Alan Glines
Julia Cogburn
Kim Hamel
Blake Esselstyn
Jessica Levengood

Chairman Shuford opened the meeting at 1:35 pm by explaining the role of the TRC and discussing the agenda and the voting process.

Mike Brookshire made a motion to approve the 3/5/07 meeting minutes.

Agenda Item	
Level II site plan review for the project identified as Providence Place, located on Chunns Cove Road for a proposed 21-unit condominium development. This application is a revision to the previously approved project. The owner is Carolina Mountain Properties of WNC Inc. and the contact is Gary Davis. The property is identified in the Buncombe County tax records as PIN 9649.16-92-8690.	
<b>Staff Comments</b>	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	<p>Gary Davis, representative, responded to TRC comments and questions regarding the following:</p> <ul style="list-style-type: none"> <li>• Project is currently under construction</li> <li>• Changed road to accommodate site</li> <li>• Nothing has changed, only one extra unit</li> <li>• Separated 4 units to 2</li> <li>• Relocation from side (sewer line)</li> <li>• Retaining wall is now removed</li> <li>• One 4' retaining wall is shown on grading plans</li> <li>• Where should bike racks be located (Kim Hamel responded – near the building with the greatest number of units)</li> <li>• Streets will be public</li> </ul>
Public Comment	
<b>Speaker Name</b>	<b>Issue(s)</b>
No public comment	
Committee Comments/Discussion	
No committee discussion	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Consideration of the rezoning request for the project identified as <u>Main Street at Biltmore Lake</u> , located on Sand Hill Road. The request seeks the rezoning from HB (Highway Business) district to UV (Urban Village) district for review of the conceptual masterplan for a mixed-use development. The owner is FIRC Shopping Centers of Asheville, LLC and the contact is Patti Glazer. The property is identified in the Buncombe County tax records as PINs 9617.13-12-7586 and portion of 9617.17-02-6063.	
<b>Staff Comments</b>	Jessica Levengood oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	<p>Hutch Kerns and Tony Fraga were available for questions and had discussion regarding the following:</p> <ul style="list-style-type: none"> <li>• Keep development out of the floodway</li> <li>• Would like staff feedback on whether the streets will be private or public (Mike Brookshire and Richard Grant said they would prefer private roads)</li> <li>• Should have no problem meeting conditions</li> </ul>
Public Comments	
<b>Speaker Name</b>	<b>Issue(s)</b>
No Public Comment	
Commission Comments/Discussion	
Chad Pierce noted the cross sections had been received and accepted.	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Consideration of Conditional Use Permit review for the project identified as <u>Lowe's Home Center</u> located at Smokey Park Highway. The request is for an ancillary use in a residential district for the construction of a new stormwater facility. The owner is Lowe's Home Centers Inc. and the contact is Patrick Rivers. The properties are identified in the Buncombe County Tax records as PIN 9628.17-11-5850 & 0872.	
<b>Staff Comments</b>	Blake Esselstyn oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	<p>Patrick Rivers was available for questions and had discussion with regard to the following:</p> <ul style="list-style-type: none"> <li>• Underground system is failing and this is the best solution to solve the problem and has the least impact</li> <li>• No problem meeting separation requirement</li> <li>• Existing system is at a 15% grade into the distribution box to 3 underground pipes. The pipes have become disconnected and the water is going into the soil. With the new system the discharge will be less than the current state because the current system is failing. (Answering neighbors question)</li> <li>• The slope will be re-established and cleaned up</li> </ul>
Public Comments	
<b>Speaker Name</b>	<b>Issue(s)</b>

Mike Blankenship	<ul style="list-style-type: none"> <li>Concerns regarding whether the system is sufficient to handle drainage</li> <li>Where does the water drain? (Chad Pierce answered that the water goes from the pond to Old Haywood Road and drains there; same as system that is failing)</li> <li>Currently the creek overflows and makes a mess</li> <li>Additional water will cause more problems (Chairman Shuford stated the discharge will be the same as it is currently)</li> </ul>
<b>Commission Comments/Discussion</b>	
See answers to public comment questions above.	
<b>Commission Action</b>	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

<b>Agenda Item</b>	
Final review of the Conditional Zoning request for the property located at <u>1741 Hendersonville Road</u> , identified as Weirbridge Village. The zoning request seeks the rezoning from RM6 (Residential, Multi-Family, Low Density) district to HB CZ (Highway Business Conditional Zoning) district for a proposed residential and commercial development. The owner is Sizemore Developers, LLC and Dawgbilt NC, LLC and the contact is Gerald Green. The properties are identified in the Buncombe County tax records as PINs 9655.05-08-4526 and 9645.08-98-7643.	
<b>Staff Comments</b>	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	<p>Clay Mooney, landscape architect, was available for questions and held discussion regarding the following:</p> <ul style="list-style-type: none"> <li>Improvements to Racquet Club Road</li> <li>Traffic signal being designed by Mattern and Craig</li> <li>Traffic signal will be installed prior to CO (Ms. Cogburn noted this was specifically stated by City Council conditions)</li> <li>Scheduling a meeting with Army Corp of Engineers</li> <li>Retaining walls are being designed and detailed – will submit</li> <li>Letter of commitment was received back in 2006</li> <li>Road profiles and cross-sections will be generated ASAP and submitted</li> <li>Traffic flow and phasing</li> </ul>
<b>Public Comments</b>	
<b>Speaker Name</b>	<b>Issue(s)</b>
No Public Comment	
<b>Commission Comments/Discussion</b>	
Wayne Hamilton asked the applicant about phasing and the improvements to Racquet Club Road. Mr. Hamilton expressed concerns with Road B being built and then improvements taking place because of traffic during out-parcel construction. Kim Hamel asked when details would be submitted for Roads A & B. Chad Pierce requested that details be submitted and reviewed as a condition of the final review. Mr. Pierce asked that they submit the details with revised drawings. Mr. Pierce also noted the grading permits will not be issued until the Army Corp. permits are complete. Mr. Pierce clarified with the applicant that we are voting on Phase I and a portion of grading only for Phase II of the project.	
<b>Commission Action</b>	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added conditions (1) road profiles for Roads A & B to be submitted with revised plans addressing the Phase I TRC comments (2) No grading permits can be issued until Army Corp permits are issued	

Agenda Item	
Final review of the Conditional Use Permit for the project identified as <u>Sunset Park</u> located at 2 Sunset Drive. The request is to review final site plans for a 19 unit residential project. The owner is the Iris Properties, LLC and the contact is Mike Lovoy. The property is identified in the Buncombe County Tax records as PINs 9649.15-73-2779.	
<b>Staff Comments</b>	Kim Hamel oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	Mike Levoy was available for questions and had the following comments: <ul style="list-style-type: none"> <li>• All comments can be met</li> <li>• Will set up a meeting with Kim Hamel and Chad Pierce regarding grading</li> <li>• Will also set up a meeting with Mike Brookshire</li> <li>• Meeting with Kevin Johnson has already occurred</li> </ul>
Public Comments	
<b>Speaker Name</b>	<b>Issue(s)</b>
No public comment	
Commission Comments/Discussion	
No discussion	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Pre-application conference for the rezoning of property located on Hill Street to Urban Village.	
<b>Staff Comments</b>	Jessica Levengood oriented the Committee and audience to the site location and outlined details of project regarding: <ul style="list-style-type: none"> <li>• TIA will be required</li> <li>• Loading zones, parking, elevations, and greenway connections must all be shown</li> <li>• Will need to show detail for pedestrian areas and roads</li> <li>• Project will be built in one phase</li> <li>• Residential, hotel, multi-family and mixed-use project on 17.65 acres</li> </ul>
<b>Applicant(s) or Applicant Representative(s)</b>	Todd Brandt was available for questions and held discussion regarding the following: <ul style="list-style-type: none"> <li>• Creating a mixed-use like Biltmore Park</li> <li>• Will make connections to neighborhood</li> <li>• 2 blocks of parking on interior</li> <li>• TIA has been completed</li> <li>• Commercial/office on ground floor with residential above</li> <li>• Hotel to have 120 rooms</li> <li>• Connection to the Chamber of Commerce and to Montford will be provided</li> <li>• Pushing for LEADS to be green building</li> <li>• Nature trail will be provided</li> <li>• Will organize public neighborhood meetings</li> </ul>
Public Comments	
<b>Speaker Name</b>	<b>Issue(s)</b>
No public comment	
Commission Comments/Discussion	
Wayne Hamilton noted that due to the number of units, the connection to Gudger Street and alignment and width will need to be improved.	

Richard Grant noted the streets need to be public, pedestrian-friendly, no level of LEAD determined.
<b>Commission Action</b>